

ORDINANCE NO. 1230

29620

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ROUND ROCK, ADOPTED IN CHAPTER 11, SECTION 3.E.(2), CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS AND MAKING THIS AMENDMENT A PART OF THE SAID OFFICIAL ZONING MAP, TO-WIT: TO CHANGE a 4.576 acre parcel out of the J.M. Harrell Survey, A-284, WILLIAMSON COUNTY, TEXAS, AS DESCRIBED BELOW FROM MF (Multi-Family Residential) TO P.U.D. #1.

WHEREAS, an application has been made to the City Council of the City of Round Rock, Texas to amend the Official Zoning Map to change the zoning classification of the property described in Exhibit "A" from MF (Multi-Family Residential) to PUD #1 (Planned Unit Development).

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on the 18th day of September, 1986, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the above described property be changed from MF (Multi-Family Residential) to PUD #1, and

WHEREAS, on the 25th day of September, 1986, after proper notification, the City Council held a public hearing on the requested change, and

WHEREAS, the City Council has determined that substantial changes in conditions have occurred which justify the zoning classification change provided for herein, and

WHEREAS, the City Council determines that the zoning classification change provided for herein promotes the

health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, the applicant has agreed to enter into an agreement outlining the Planned Unit Development to be placed on the land, and

WHEREAS, each and every requirement set forth in Art. 1011a-f V.A.T.S. and Chapter 11, Section 3, Code of Ordinances, City of Round Rock, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ROUND ROCK, TEXAS

I.

That the Official Zoning Map adopted in Chapter 11, Section 3.E.(2), Code of Ordinances, City of Round Rock, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" attached hereto and incorporated herein is hereby changed from MF (Multi-Family Residential)

and shall be, and hereafter designated as PUD #1 (Planned Unit Development)

and, that the Mayor be authorized to enter into the PUD agreement attached hereto as exhibit "b".

(Mark through the following alternative that is not applicable)

Alternative 1.

By motion duly made, seconded and passed with an affirmative vote of all the Council members present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED, and ADOPTED on first reading this 25th day of September, 1986.

Alternative 2.

READ and APPROVED on first reading this the _____ day of _____, _____.

READ, APPROVED and ADOPTED on second reading this the _____ day of _____, _____.

ATTEST:

Joanne Land
JOANNE LAND, City Secretary

Mike Robinson
MIKE ROBINSON, Mayor
City of Round Rock, Texas

EXHIBIT A

FIELD NOTE DESCRIPTION OF 4.576 ACRES OF LAND
OUT OF THE OAKLANDS SUBDIVISION

FIELD NOTES FOR A TRACT CONTAINING 4.576 ACRES OF LAND OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 132.808 ACRES RECORDED IN VOLUME 1004, PAGE 422 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at an iron pin found in the Northerly right-of-way line of R.M. 620, for the Southwest corner of a 47.83 tract (called First Tract) recorded in Volume 717, Page 403 of the Deed Records of Williamson County, Texas and the Southeast corner of that certain tract called 15.00 Acres recorded in Volume 871, Page 888 of the Deed Records of Williamson County, Texas;

THENCE, N 67° 44'25"E, 425.74 feet along the Northerly right-of-way line of R.M. 620 to an iron pin found,

THENCE, 45.07 feet along the arc of a 30.00 foot radius curve to the left through a central angle of 86° 04'25", the chord of which bears N 24° 42'13" E, 40.95 feet to an iron pin found;

THENCE, N 18° 20'00" W, 264.64 feet to an iron pin found and the POINT OF BEGINNING, for the herein described tract;

THENCE, S 71° 40'00" W, 455.24 feet to a concrete monument found on the Easterly line of said 15.00 acre tract;

THENCE, N 18° 51'15" W, 221.23 feet along said Easterly line to an iron pin found;

THENCE, N 18° 47'55" W, 193.77 feet continuing along the Easterly line of said 15.00 acre tract to an iron pin set;

THENCE, N 71° 12'05" E, 193.77 feet along the Northerly line to an iron pin set in the Westerly right-of-way line of Oakwood Boulevard;

THENCE, 356.88 feet along the arc of a 799.34 foot radius curve to the left along the Westerly right-of-way line of Oakwood Boulevard through a central angle of 25° 34'49", the chord of which bears S 05° 32'35" E, 353.92 feet to an iron pin found;

THENCE, S 18° 20'00" E, 74.21 feet along said Westerly right-of-way line of Oakwood Boulevard to the POINT OF BEGINNING, and containing 4.576 Acres.

I hereby certify that this survey was made on the ground under my supervision and reflect the facts to the best of my knowledge and

belief.



Kenneth B. Strange
Kenneth B. Strange, R.P.S.
#3587

EXHIBIT B

AGREEMENT

P.U.D. #1

Whereas McLester, Grisham, Gardner Investors, Inc., hereinafter referred to as the developer, has requested a Planned Unit Development from the City of Round Rock for a 66 room (120 bed) nursing home facility on that tract of land described as follows:

FIELD NOTES FOR A TRACT CONTAINING 4.576 ACRES OF LAND OUT OF THE J. M. HARRELL SURVEY, ABSTRACT NO. 284, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT CALLED 132.808 ACRES RECORDED IN VOLUME 1004, PAGE 422 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND SOUNDS AS FOLLOWS:

COMMENCING for reference at an iron pin found in the Northerly right-of-way line of R.M. 620, for the Southwest corner of a 47.83 tract (called First Tract) recorded in Volume 717, Page 403 of the Deed Records of Williamson County, Texas and the Southeast corner of that certain tract called 15.00 Acres recorded in Volume 871, Page 888 of the Deed Records of Williamson County, Texas;

THENCE, N 67° 44'25"E, 425.74 feet along the Northerly right-of-way line of R.M. 620 to an iron pin found,

THENCE, 45.07 feet along the arc of a 30.00 foot radius curve to the left through a central angle of 86° 04'25", the chord of which bears N 24° 42'13" E, 40.95 feet to an iron pin found;

THENCE, N 18° 20'00" W, 264.64 feet to an iron pin found and the POINT OF BEGINNING, for the herein described tract;

THENCE, S 71° 40'00" W, 455.24 feet to a concrete monument found on the Easterly line of said 15.00 acre tract;

THENCE, N 18° 51'15" W, 221.23 feet along said Easterly line to an iron pin found;

THENCE, N 18° 47'55" W, 193.77 feet continuing along the Easterly line of said 15.00 acre tract to an iron pin set;

THENCE, N 71° 12'05" E, 193.77 feet along the Northerly line to an iron pin set in the Westerly right-of-way line of Oakwood Boulevard;

THENCE, 356.88 feet along the arc of a 799.34 foot radius curve to the left along the Westerly right-of-way line of Oakwood Boulevard through a central angle of 25° 34'49", the chord of which bears S 05° 32'35" E, 353.92 feet to an iron pin found;

THENCE, S 18° 20'00" E, 74.21 feet along said Westerly right-of-way line of Oakwood Boulevard to the POINT OF BEGINNING, and containing 4.576 Acres.

Hereinafter referred to as "The Lands".

And whereas the City of Round Rock, hereinafter referred to as the City, has reviewed the proposed development and determined it to promote the health safety and general welfare of the citizens of Round Rock and complies with the intent of its P.U.D. Ordinance.

It is therefore agreed that the lands shall be developed for the following purposes only, namely, a single story, 120 bed nursing home.

It is further agreed that the said nursing home shall conform to the attached site plan labeled Exhibit A and that all buildings, parking, driveways and landscaped areas shall be developed as shown on said Exhibit A with the exception that up to 10 parking stalls may be replaced with landscaping upon approval of the Director of Planning.

It is further agreed that access to "The Lands" shall be as shown on Exhibit A and that a joint access agreement or easement shall be provided across the Round Rock Community Hospital parcel abutting "The Lands" to the west. Such access shall provide continuous access from the west driveway on "The Lands" to RM 620. This shall be provided prior to the issuance of a certificate of occupancy.

It is further agreed that the developer shall apply for approval of exterior finishing and roofing materials to the City of Round Rock Development Review Board prior to the issuance of any building permit on "The Lands".

- A. That a minimum vertical 13' 6" be maintained under the covered entry and under all trees overhanging the driveways or fire lanes.
- B. That the Director of Planning have authority to approve minor amendments in the site plan which may be required to meet city ordinances and requirements at the time of issuance of the building permit.
- C. That water mains provide a 2 way looped feed.
- D. That barriers be installed at the entrances of the firelane to the satisfaction of the fire marshal.
- E. That detailed drainage plans be prepared to the satisfaction of the Director of Public Works prior to the issuance of any building permit.

The terms of this agreement and the attached Exhibit A shall become the zoning district for "The Lands" and they shall be shown as P.U.D. #1 on the City of Round Rock zoning map.

This agreement shall be binding on all parties to the agreement, their heirs, successors and assigns and shall be recorded against the title of "The Lands" by the City of Round Rock.

The terms of this agreement may be altered only in accordance with the provisions of the City P.U.D. Ordinance #1203 as amended from time to time.

EXECUTED in duplicate this 10th day of July, 19 87.

City of Round Rock

Mike Robinson

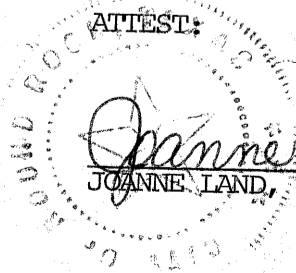
MIKE ROBINSON, Mayor

McLester, Grisham, Gardner Inv. Inc

By: *Larry Grisham*

Name: Larry Grisham

Title: secy



ATTEST:

Joanne Land
JOANNE LAND, City Secretary

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 10th day of July, 1987, by LARRY GRISHAM, Secretary of GRISHAM AND GARDNER INVESTORS, INC., a Texas corporation, on behalf of said corporation.



Judy Hutchens

NOTARY PUBLIC, STATE OF TEXAS

JUDY HUTCHENS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 4-25-88

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 10th day of July, 1987, by MIKE ROBINSON, Mayor of CITY OF ROUND ROCK, TEXAS.



Deborah B. Huey

NOTARY PUBLIC, STATE OF TEXAS

Printed name: Deborah B. Huey

My commission expires: 5-30-89

UNISPEC DEVELOPMENT
 6991 Camelback Rd.
 Suite 8107
 Scottsdale, Arizona 85251
 (602) 945-7711

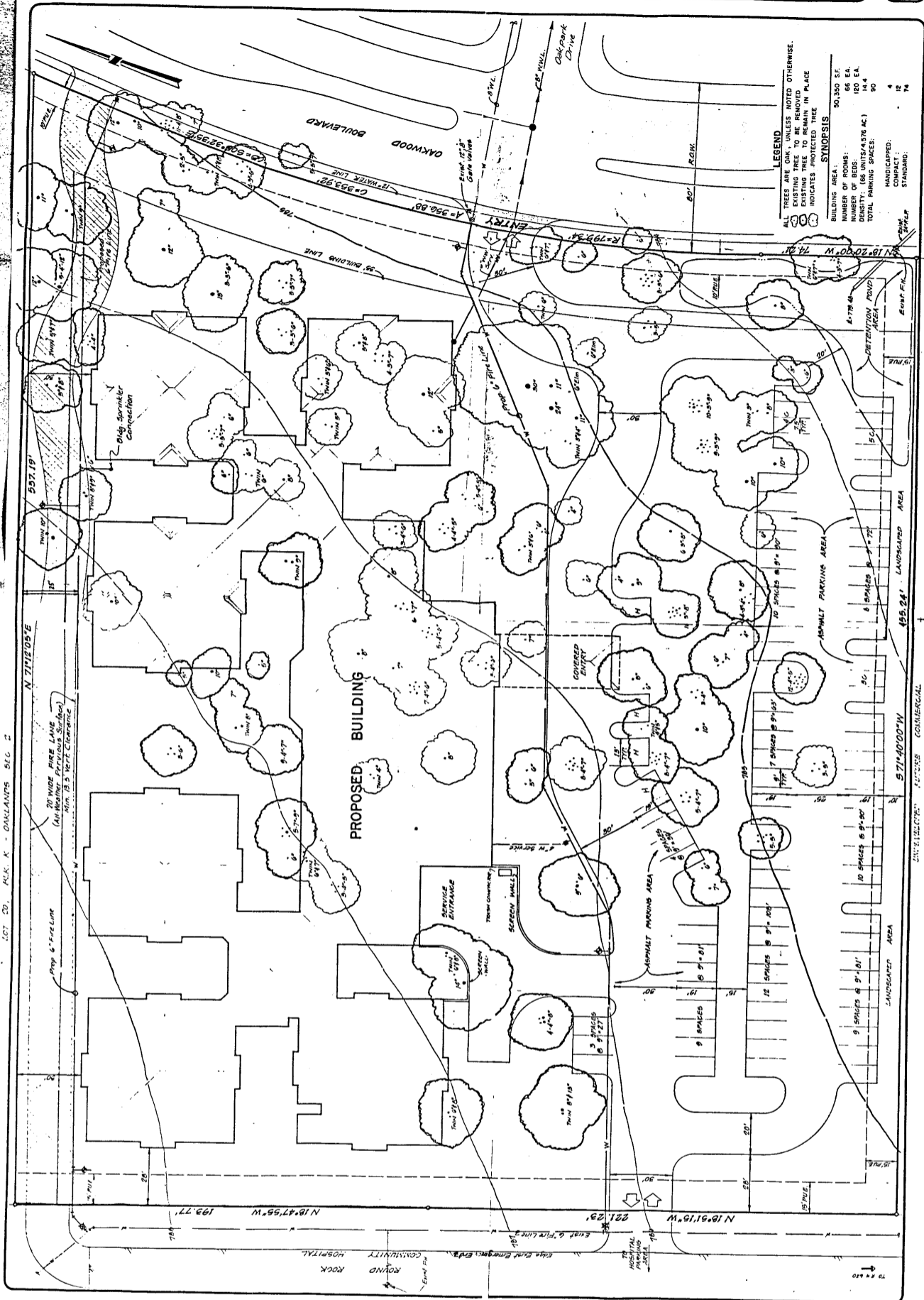
EXHIBIT
 "A"

esma
 ENGINEERING & MANAGEMENT ASSOCIATES
 7878 W. WILLOW
 TREATING & MANAGING ASSOCIATES

DESIGNED	12/84
DRAWN	12/84
CHECKED	12/84
APPROVED	12/84
REVISIONS	
DATE	
BY	
NO.	
SCALE	1" = 20'

PRELIMINARY SITE PLAN
 4.576 AC TRACT
 WILLIAMSON CO., TEXAS

SHEET
 OF 1 SHEETS



LEGEND
 ALL TREES ARE OAK, UNLESS NOTED OTHERWISE.
 EXISTING TREE TO BE REMOVED TO REMAIN IN PLACE
 TO BE REMOVED
 TO REMAIN IN PLACE
 INDICATES HAZARDOUS TREE

SYNOPSIS
 BUILDING AREA: 50,350 SF
 NUMBER OF ROOMS: 180 EA.
 NUMBER OF BEDS: 180 EA.
 DENSITY: (66 UNITS/4.576 AC.) 14.4
 TOTAL PARKING SPACES: 90

HANDICAPPED: 4
 COMPACT: 12
 STANDING: 74

PAGE 1 EXHIBIT A

CITY OF ROUND ROCK
 PUBLIC WORKS DEPARTMENT
 211 EAST MAIN STREET
 ROUND ROCK, TEXAS 78664

LOT 20, BLK. K - OAKLAMP SEC. 2

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FILED FOR RECORD
WILLIAMSON COUNTY, TX.

1987 JUL 29 AM 11:51

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

James H. Boydston
COUNTY CLERK

JUL 30 1987



James H. Boydston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS